

# PROFILE

## Arlington County, Virginia

October 2001

**A**rlington County is an urban area of about 26 square miles located directly across the Potomac River from Washington, DC. No incorporated towns or cities lie within Arlington's boundaries. Originally part of the ten-mile square surveyed in 1791 for the Nation's Capital, the portion on the west bank of the Potomac River was returned to the Commonwealth of Virginia by the U.S. Congress in 1846. This area was known as Alexandria City and Alexandria County until 1920, when the County portion was renamed Arlington County.

Although perhaps best known to visitors as the home of the Pentagon and Arlington National Cemetery, Arlington has maintained high quality residential neighborhoods while supporting continued managed growth. Residents are actively involved in the community; there are over 60 civic associations and over 100 community and service organizations in the County.

The County's central location in the Washington metropolitan area, its ease of access by car and public transportation, and its highly skilled labor force have attracted an increasingly varied residential and employment mix. The County has focused high-density commercial and residential development around Metro rail stations in the Rosslyn-Ballston Corridor and the Jefferson Davis Corridor (which includes Pentagon City and Crystal City), while maintaining lower density development in the remainder of the County.

In 2000, the County population was 189,453, an increase of about 11 percent since 1990. Arlington's population is increasingly diverse; more than nine percent of County residents are African-American and more than eight percent are Asian. Almost one-fifth of County residents are Hispanic, which reflects an increase of over 50 percent since 1990. Arlington's population is among the most highly educated in the nation, with an on-going commitment to schooling. About 90 percent of Arlington's high school graduates go on to college. Over a dozen colleges and universities have established campuses and programs in Arlington.

The County has over 200,000 jobs. The majority of jobs are in the Services sector (44 percent) and the Government (29 percent). The County's unemployment rate in July 2001 was 1.5%, a slight increase from the July 2000 unemployment rate of 1.2%, but still among the lowest in the region. About three-fifths of all jobs in the County are located either in the Rosslyn-Ballston or Jefferson Davis corridor.

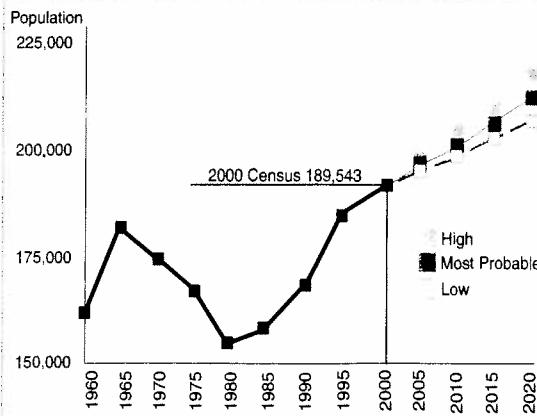
Total office space more than doubled in size since 1980 to a total of over 46 million square feet of gross floor area. This is made up of over 34 million square feet of private office space and 12 million square feet of federally-owned space. The Rosslyn-Ballston corridor has over 18 million square feet

of office space and the Jefferson Davis Corridor has over 12 million square feet of office space.

The total office and commercial space has greatly expanded the County's tax base. During 2000, Arlington's real property tax base was evenly divided between commercial and residential properties, enabling the County to maintain the lowest tax rate in the Washington region. There was over 1 million square feet of net office absorption in 2000, resulting in a year-end vacancy rate of 2.3%.



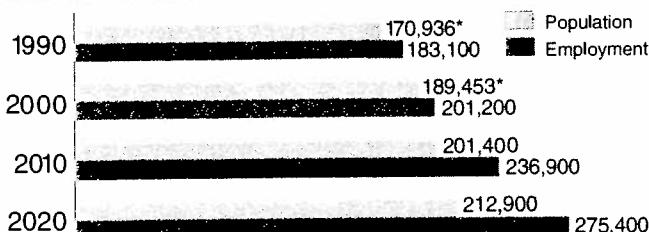
### POPULATION TRENDS AND FORECASTS



\*Source: Metropolitan Washington Council of Governments (MWCOG) Round 6.2 Cooperative Forecasts

# DEMOGRAPHICS

## POPULATION and EMPLOYMENT FORECASTS



Source: MWCOG Round 6.2 Cooperative Forecasts.

\* Actual population from the U.S. Census Bureau.

## POPULATION

2001 Population (Planning Division Estimate)	190,848
2000 Census (Actual)	189,453
1990 Census (Actual)	170,936

## AGE DISTRIBUTION (2000)

Under 5	10,397	5.5%
5-17	20,842	11.0%
18-24	19,709	10.4%
25-34	47,675	25.2%
35-44	32,664	17.2%
45-64	40,404	21.3%
65-84	15,244	8.0%
85 and over	2,518	1.3%
<b>Total</b>	<b>189,453</b>	<b>100.0%</b>

Median Age 34 Years

## RACE/ETHNICITY (2000)

One Race	181,224	95.7%
White	130,601	68.9%
Black/African-American	17,705	9.3%
Asian-Pacific Islander	16,327	8.6%
Other	16,448	6.2%
Two Races	8,229	4.3%
<b>Total</b>	<b>189,453</b>	<b>100.0%</b>
Hispanic Origin*	35,268	18.6%

Source: U.S. Census Bureau.

\*Hispanic origin is not a separate race. A person identified as Hispanic may be of any race.

## HOUSEHOLD COMPOSITION

2001 Total Households (Planning Division Estimate)	90,562
2000 Total Households (Actual)	86,352
1990 Total Households (Actual)	78,520

## HOUSEHOLD SIZE (2000)

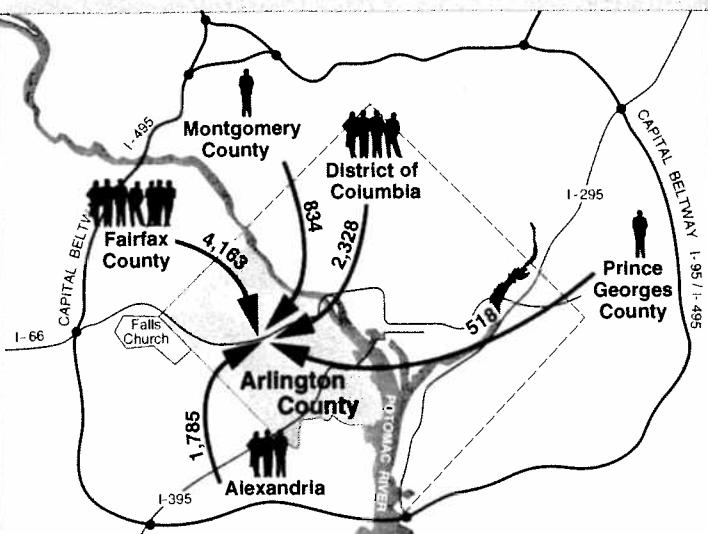
1 Person	35,216	40.8%
2 Person	27,419	31.8%
3 Person	10,432	12.1%
4 Person	7,559	8.8%
5+ Person	5,726	6.6%
<b>Total Households</b>	<b>86,352</b>	<b>100.0%</b>
2000 Average Household Size		2.15 Persons

## HOUSEHOLD TYPE (2000)

Family Households	39,322	45.5%
Non-Family Households	47,030	54.5%
<b>Total Households</b>	<b>86,352</b>	<b>100.0%</b>
Persons Living in Households	185,295	97.8%
Persons Living in Group Quarters	4,158	2.2%
<b>Total Population</b>	<b>189,453</b>	<b>100.0%</b>

Source: U.S. Census Bureau.

## AVERAGE ANNUAL MIGRATION - INFLOW (1990-2000)



From other parts of Virginia ..... 1,401

From other parts of Maryland ..... 358

From other States ..... 7,362

Foreign (Military and Diplomats) ..... 718

Source: Internal Revenue Service, Data and Research Division.

## INCOME

1997 Median Household Income ..... \$57,244

1997 County Poverty Rate ..... 8.1%

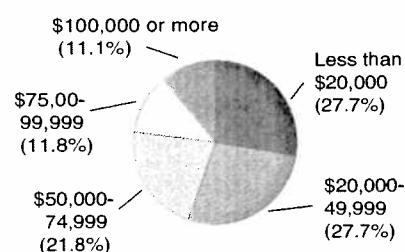
1999 Per Capita Income\* ..... \$50,118

Per Capita Income is highest in Washington Metro area  
and 8th in the country.

Source: Census Bureau estimates.

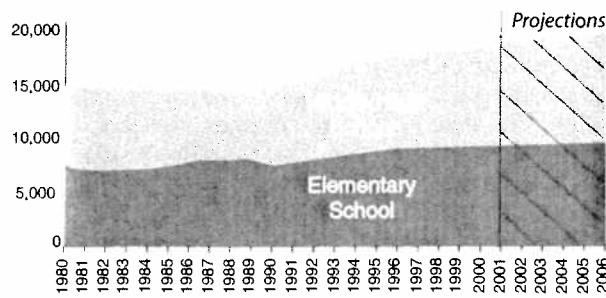
\* Source: U.S. Bureau of Economic Analysis, Regional Accounts Data.

## Household Income Distribution (2000 Estimate)



## EDUCATION

### PUBLIC SCHOOL ENROLLMENT (1980 - 2006)



Expenditure per Pupil ..... \$10,939  
H.S. Graduates Continuing their Education\* ..... 89.5%

Source: Arlington County Public Schools, 2001.

\*Source: Virginia Department of Education, Report of Graduates, 1999-2000.

## EDUCATION (Continued)

### EDUCATIONAL ATTAINMENT (1990)

High School Graduates.....	87.5%
College Graduates.....	52.3%
<b>5th highest in the nation</b>	

Graduate/Professional Degrees ..... 24.0%

Source: U.S. Census Bureau. Figures from the 2000 Census will be available in 2002.

### GRADUATE PROGRAMS, COLLEGES AND UNIVERSITIES

Arlington  
Enrollment  
(March 2001)

Marymount University, Ballston .....	3,200
George Washington University, Crystal City Program .....	2,800
Strayer University, Columbia Pike / Glebe Rd .....	2,100
George Mason University, Virginia Square*.....	1,700
The Art Institute of Washington .....	900
Central Michigan University, Pentagon .....	500
Virginia Commonwealth University, Ballston .....	360
National Graduate University.....	270
American School of Psychology, Rosslyn .....	250
Troy State University, Pentagon, Fort Myer.....	200
Old Dominion University, Pentagon, Fort Myer.....	190
University of Oklahoma, Crystal City.....	100
Keller School of Management, Crystal City .....	100

Source: Arlington County Department of Economic Development.

\*Source: GMU University Relations. Enrollment for Fall 2001 semester.

## EMPLOYMENT

### AT-PLACE EMPLOYMENT BY INDUSTRY (2001)

Construction.....	5,220.....	2.6%
Manufacturing.....	3,383.....	1.7%
Transportation, Communication, Utilities.....	13,812.....	6.8%
Finance, Insurance, and Real Estate.....	10,168.....	5.0%
Trade .....	23,270.....	11.5%
Services.....	88,729.....	43.7%
Government.....	57,865.....	28.5%
Other.....	635.....	0.3%
<b>Total</b> .....	<b>203,100.....</b>	<b>100.0%</b>
Ratio of Jobs to Residents.....	1.06:1.00	
Daytime Population.....	277,653	

Source: Planning Division estimates, based on MWCOG's Round 6.2 Cooperative Forecasts and employment data from the Virginia Employment Commission. Figures may not be comparable to previous numbers because of a change in employment categories.

### ARLINGTON COUNTY LABOR FORCE

Average Civilian Labor Force (July 2001).....	120,449
Average Unemployment Rate (July 2001).....	1.5%
Women Age 16+ in Labor Force (1990)*.....	70.8%

Source: Virginia Employment Commission.

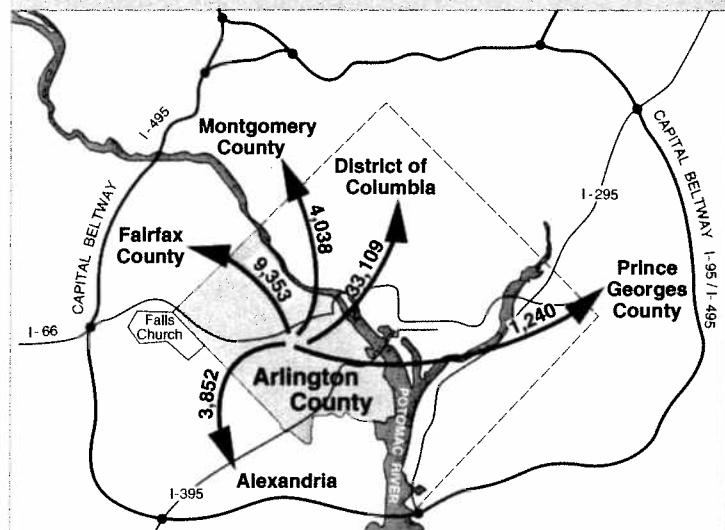
\* Source: U.S. Census. Figures from the 2000 Census will be available in 2002.

## MAJOR PRIVATE EMPLOYERS

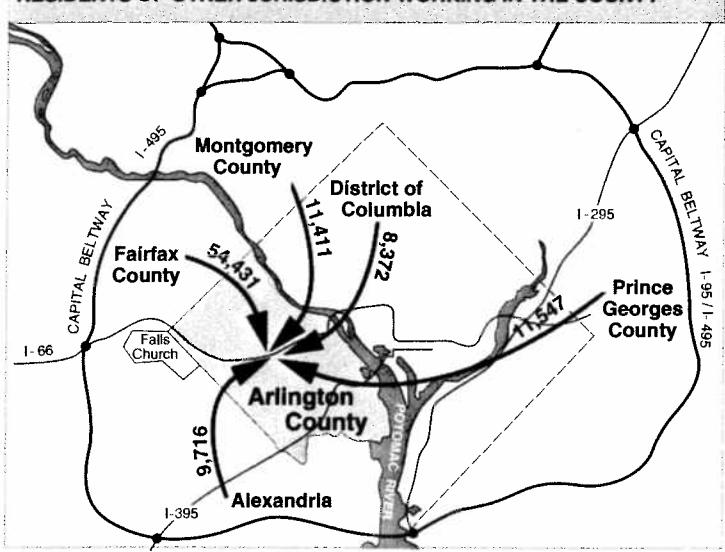
	Employees as of March 2001
Verizon .....	2,929
US Airways .....	2,663
Worldcom .....	2,130
Arlington Hospital/HCA .....	2,084
PriceWaterhouseCoopers .....	1,926
Gannett/USA Today .....	1,800
Marriott Corporation .....	1,700
Qwest .....	1,188
Hecht Company .....	1,159
SAIC .....	1,116
Charles E. Smith Companies .....	1,045

Source: Arlington County Department of Economic Development.

### RESIDENTS WORKING IN OTHER JURISDICTIONS



### RESIDENTS OF OTHER JURISDICTION WORKING IN THE COUNTY



Source: MWCOG Regional Model Output Estimates 2001. Based on 24 hour Trip Generations Data may exclude Defense related trips.

## EMPLOYMENT ESTIMATES AND FORECASTS BY METRO STATION AREAS

Metro Station Area	2000	2010	2020
Rosslyn	31,593	37,014	42,435
Courthouse	14,575	16,704	18,833
Clarendon	2,816	11,087	19,359
Virginia Square	4,047	7,370	10,694
Ballston	20,202	26,979	33,755
Pentagon City	18,896	21,051	23,207
Crystal City	40,014	44,579	49,143
Non - Metro	68,857	72,216	77,574
<b>Total</b>	<b>201,000</b>	<b>237,000</b>	<b>275,000</b>

Employment In Rosslyn-Ballston Corridor	<b>73,233</b>	<b>99,155</b>	<b>125,076</b>
Employment In Jefferson-Davis Corridor	<b>58,910</b>	<b>65,630</b>	<b>72,349</b>

Source: Planning Division estimates, based on MWCOG's Round 6.2 Cooperative Forecasts and *Development in the Metro Corridors 2000*.

## DEVELOPMENT

### PRIVATE OFFICE SPACE CONSTRUCTION

**Gross Floor Area (GFA) Square Feet (Sq. Ft.)**

Years	Rosslyn-Ballston Corridor	Jefferson Davis Corridor	Metro Corridors Total	Years	Rosslyn-Ballston Corridor	Jefferson Davis Corridor	Metro Corridors Total
Prior to 1960	92,919	0	92,919	1960-1969	1,349	3,990	5,339
1960-1969	3,760,269	2,890,452	6,650,721	1970-1979	378	2,167	2,545
1970-1979	1,703,983	2,715,747	4,419,730	1980-1989	8,849	2,272	11,121
1980-1989	8,352,222	5,736,862	14,089,084	1990-1999	6,298	684	6,982
1990-1999	3,532,559	438,928	3,971,487	2000	242	320	562
2000	508,279	0	508,279	Total 1960-2000	17,116	9,433	26,549
Total	17,950,231	11,781,989	29,732,220	Under Construction (as of Dec. 2000)	836	825	1,661
Under Construction (as of Dec. 2000)	1,758,572	0	1,758,572				
<b>Total Private office space</b>	<b>34.2 million sq. ft. GFA</b>						
<b>Total Federally-owned office space*</b>	<b>12.4 million sq. ft. GFA</b>						
Office Vacancy Rate (end of 2000)**	2.3%						

Source: Planning Division estimates, based on *Development in the Metro Corridors 2000*.

\*Source: National Capital Planning Commission, as of December 1999. \*\* Source: Arlington County Department of Economic Development.

## EXISTING HOUSING UNITS IN METRO STATION AREAS

Metro Stations	No. of Units
Rosslyn	6,053
Courthouse	6,315
Clarendon	707
Virginia Square	2,515
Ballston	5,991
Pentagon City	5,151
Crystal City	5,225

Source: Planning Division, *Development in the Metro Corridors 2000*.

## HOUSING UNIT FORECAST - COUNTY TOTALS

Year	Housing Units
1995	89,000
2000*	90,426
2005	97,360
2010	101,480
2015	104,980
2020	108,470

Source: Planning Division estimates, based on MWCOG Round 6.2 Cooperative Forecasts.

\*Figure is from the 2000 Census.

## RESIDENTIAL CONSTRUCTION

**(Units)**

Years	Rosslyn-Ballston Corridor	Jefferson Davis Corridor	Metro Corridors Total
1960-1969	1,349	3,990	5,339
1970-1979	378	2,167	2,545
1980-1989	8,849	2,272	11,121
1990-1999	6,298	684	6,982
2000	242	320	562
Total 1960-2000	17,116	9,433	26,549
Under Construction (as of Dec. 2000)	836	825	1,661

## HOTELS AND MOTELS

Number of Hotels/Motels.....	40
Number of Rooms.....	9,651
Total Square Feet of Meeting Space .....	280,475

Source: Arlington Convention and Visitors Services, 2000.

## HOUSING

Total Housing Units 2001 (Planning Division Estimates)	93,182	100.0%
Single-Family Detached	27,979	30.0%
Single-Family Attached	9,646	10.4%
Multi-Family	55,556	59.6%

Occupied Housing Units (2000)*.....	86,352	100.0%
Owner-Occupied.....	37,370	43.3%
Renter-Occupied.....	35,009	56.7%

Average Sales Price (2000)**	
Single-Family Detached House.....	\$338,961
Single-Family Attached House, Townhouse .....	\$299,376
Condominium Townhouse.....	\$149,694

Median Rent (Washington Metro Area 2000)+.....	\$1,200
Median Rent (Arlington County 2000)++ .....	\$1,006

## MAJOR RETAIL FACILITIES

	No. of Stores	Sq. Ft.
Fashion Centre at Pentagon City.....	167	1,000,000
Ballston Common .....	102	660,000
Pentagon Row [UC].....	42	300,000
Pentagon Center.....	9	326,000
Village at Shirlington .....	33	143,500
Market Common at Clarendon [UC].....	21	220,000
Retail Sales (2000).....		\$2,338,713,951
Restaurants*.....		321

Source: Arlington County Department of Economic Development, August 2001.

\* Source: Arlington Convention and Visitors Services.

[UC] = Under Construction

\*Source: U.S. Census Bureau, 2000.

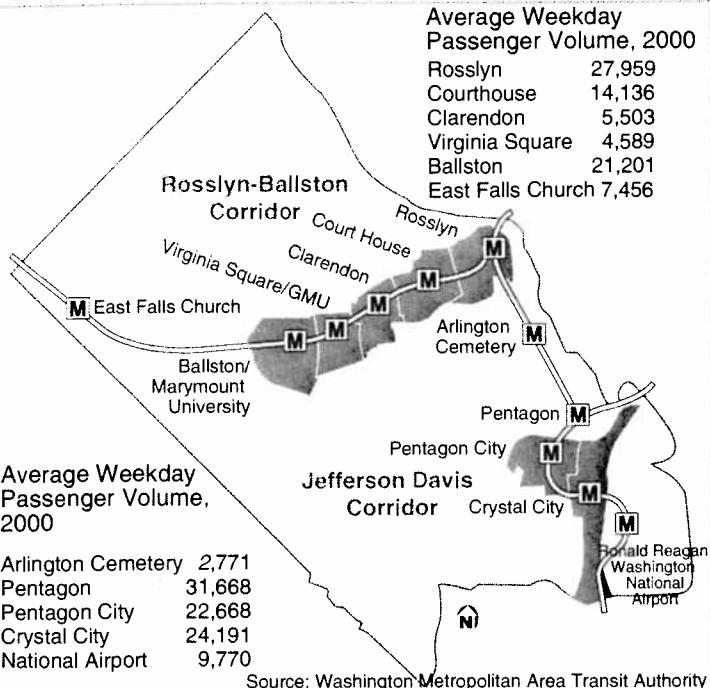
\*\*Source: Arlington County Office of Real Estate Assessment.

+ Source: MWCOG data for a 2-bedroom apartment in the Washington metro area.

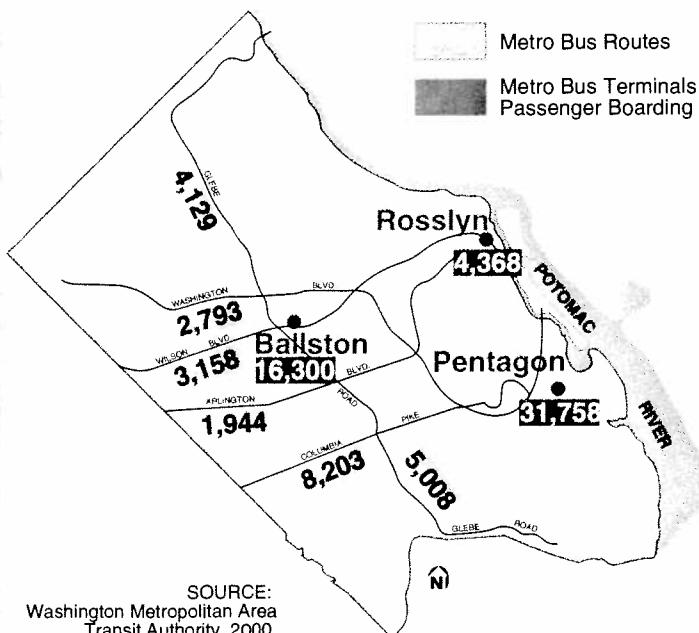
++ Source: Annual County Rent and Vacancy Survey, all apartment sizes.

# TRANSPORTATION

## METRO RAIL CORRIDORS



## METRO BUS TERMINALS/ROUTES AVERAGE WEEKDAY PASSENGER VOLUMES



## AIR (2000-2001)

Airport	Distance From Arlington	Passenger Volume
Ronald Reagan Washington National Airport (Metro Accessible)	In Arlington	16,486,753
Dulles International Airport	25 Miles	19,119,406
Baltimore Washington Internat'l Airport	34 Miles	20,408,537

Source: Metropolitan Washington Airports Authority (July 2000-June 2001); Baltimore Washington International Airport (May 2000-April 2001).

## ARLINGTON ATTRACTIONS

**FINE ARTS AND HISTORY:** The Newseum, Arlington Arts Center, Arlington Symphony, Arlington Historical Society Museum, Children's Theatre of Arlington, Ellipse Art Center, Gunston Arts Center, Le Neon Theatre, "Old Guard" Museum, Opera Theatre of Northern Virginia, Signature Theatre, Washington Shakespeare Company, Center Dance Company, Teatro de la Luna, Arlington Metropolitan Chorus, Rosslyn Spectrum.

**MEMORIALS:** The Arlington House, Arlington National Cemetery, Iwo Jima Memorial, Merchant Marines Memorial, Netherlands Carillon, Freedom Forum Journalists Memorial, Memorial to Women in the Military.

**MAJOR PARKS AND RECREATION FACILITIES, AND COMMUNITY FACILITIES:** Custis Memorial and Four Mile Run Bike Trails; Bon Air Memorial Rose and Azalea Gardens; Wild Flower Garden; Thomas Jefferson Community Center; Bluemont Tennis Complex; Gateway Park, Crystal City Waterpark, and Lubber Run Amphitheatres; Farmer's Markets.

## COMMUNITY FACILITIES/LAND AREA

Libraries .....	8
County Parks and Playgrounds .....	123
Tennis Courts .....	101
Northern Virginia Regional Parks .....	3
Community Centers .....	14
Nature Centers .....	3
Bicycle Routes and Jogging Trails .....	86 Miles
Fire Stations .....	10
Hospital Beds .....	500
Nursing Home Beds .....	708
Apartments/Condominiums for the Elderly .....	2,131
Assisted Living/Adult Care Residence Units .....	437
Continuing Care Retirement Community .....	1
Population Density .....	7,343 persons/sq. mile
County Open Space .....	1,288 acres
Federal Open Space .....	1,150 acres
Land Area .....	25.8 sq. miles
Elevation (Highest Point) .....	461 Feet

## PLANNING PUBLICATIONS

- Development in the METRO CORRIDORS 2000. Development profiles, maps, and project statistics by Metro station area.
- Metro Station Area Profiles
- General Land Use Plan (*map*)
- Rosslyn - Ballston Corridor Concept Plan
- Sector Plans-Addenda and Updates: Rosslyn, Court House, Clarendon, Virginia Square, Ballston. Contain policy guidelines for future land use, zoning, and urban design.
- Area Studies and Plans: Columbia Pike 2000, Lee Highway/Cherrydale Revitalization Plan, North Quincy Street Plan, East Clarendon Plan
- 2000 Census: Overview, Statistical Briefs (*forthcoming*)
- 1990 Census: Overview, Statistical Briefs
- Public Information Reports: Population Estimates, 1999; Development Highlights, 1998; Cost of Living, 1998; Consumer Price Index, 1998; Poverty in Arlington, 1998; Round 6.1 Cooperative Forecast of Population, Households and Employment, 1998; Arlington Land Area by Zoning District, 1997; Country of Origin of Foreign-Born Persons, 1997.

## **USEFUL INFORMATION, WEB ADDRESSES, AND PHONE NUMBERS**

### **US Census Bureau [www.census.gov](http://www.census.gov)**

#### **Information on specific Census topics:**

2000 Census Data Products.....	301-763-4636
Population .....	301-457-2422
Housing .....	301-457-3242
Employment .....	301-457-3242
Foreign Born Population .....	301-457-2403
Race/Ethnicity (Hispanic Statistics).....	301-457-2402
Immigration .....	301-457-2422
Income and Poverty Statistics.....	301-457-3243

**Weldon Cooper Center for Public Service.....** 804-982-5522

[www.virginia.edu/coopercenter](http://www.virginia.edu/coopercenter)

Data and research on the state of Virginia.

**Washington Metropolitan Area Transit Authority.....** 202-962-1234

[www.wmata.com](http://www.wmata.com)

Information on Metro rail and Metro bus.

**Washington Metropolitan Washington Council of Governments.....** 202-962-1234

[www.mwcog.org](http://www.mwcog.org)

Information on forecasting of employment, population and households for Metropolitan Washington.

**Northern Virginia District Planning Commission.....** 703-642-0700

[www.novaregion.org](http://www.novaregion.org)

Information on demographics, environmental services, and human services for Northern Virginia.

Visit the Arlington County Web site at:



<http://www.co.arlington.va.us>

### **Arlington County Department of Community Planning, Housing and Development**

[www.co.arlington.va.us/cphd](http://www.co.arlington.va.us/cphd)

Planning Division.....	703-228-3525
Zoning Office.....	703-228-3883
Community Code Enforcement.....	703-228-3232
Housing Services.....	703-228-3760
Neighborhood Planning and Preservation.....	703-228-3830

**Arlington County Department of Economic Development.....** 703-228-0808

[www.smartplace.org](http://www.smartplace.org)

### **Other Frequently Called Numbers**

County Manager's Office .....	703-228-3120
County Board Office .....	703-228-3130
Department of Public Works.....	703-228-3629
Human Services.....	703-228-5300
Parks and Recreation.....	703-228-4747
Central Library.....	703-228-5990
Visitors and Convention Services .....	703-228-3988

The PROFILE is published annually by the Research, Analysis and Graphics Section of the **Department of Community Planning, Housing and Development**.

For further information on the PROFILE and other demographic and development data and publications, please contact the Planning Division at (703) 228-3525.